

**APPROVED: 5/21/15**

**MINUTES OF THE  
TOWN OF HIGHLANDS PLANNING BOARD  
MARCH 19, 2015**

A Regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, March 19, 2015, at 7:00 P. M.

**THERE WERE PRESENT:**

**Board Members:**

Erik Smith, Chairman  
Cathy Kelly, Deputy Chairman  
Terry Holt  
John Hunter  
Chris Dyroff

M. Justin Rider, Attorney, (Rider, Weiner & Frankel, P. C.)  
Leslie J. Dotson, Town Planner (Garling Associates)

**ALSO PRESENT:** Mark Lavinski.

**At 7:00 P. M., the meeting was opened with the Pledge to the Flag. It was noted that all Members are present and there is a quorum.**

**A motion was made to approve the February 19, 2015 Minutes, as amended.**

**Motion: Mr. Hunter**

**Seconded: Mr. Dyroff**

**Approved**

**COMMUNICATIONS**

- Correspondence from Mayor Flynn dated March 12, 2015, relating to property located at 1368 Route 9W.

**OLD BUSINESS**

**320 West 254 Street, LLC Site Plan and Subdivision (Section 7, Block 1, Lot 1.1)**

**Applicant not present.**

The discussion included and the Board will await further clarification on:

- Correspondence from the Village from Mayor Flynn, dated March 12, 2015, concerning the outstanding December 2014 sewer bill, totaling \$8,645.62.
- The Chairman has been in touch with John Jones, Chief Wastewater Treatment Plant Operator.
- Correspondence to our Attorney from Ned Kopald, representing SEA Partnership concerning the Right-of-Way to access the proposed subdivided lot. Mr. Rider has reviewed.

- Mr. Rider discussed the 50 foot Right-of-Way and his interpretation, noting his concern for it to be an appropriate width.
- The Board is awaiting responses from DOT and Orange County Planning.
- The Chairman spoke with the Fire Chief and indicated the road specifications meet the needs of the Fire District.
- The 62 day requirement waiver.
- The sewer connection.
- Ms. Dotson is in the process of reviewing the EAF, and will be in touch with Orange County Planning.
- The Chairman will prepare a letter to the Applicant concerning the outstanding issues.
- Mr. Rider will start a draft of the 280A Resolution.

**NEW BUSINESS - None**

**PUBLIC COMMENT**

Mark Lavinski, 1376 Route 9W spoke about the possibility that there may be different Officers or Partners, and possibly a new name for the business relating to this project. He noted that he does not see the same vehicles when he goes in and out of the property.

**At 7:29 P. M., a motion was made to adjourn the meeting.**

**Motion: Dr. Kelly**

**Seconded: Mr. Dyroff**

**Approved**

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is  
Thursday, April 16, 2015**

**The next Joint Meeting of the Town and Village Planning Boards will be held on Wednesday, March 25, 2015, at 7:00 P. M., in the meeting room at the Village of Highland Falls Village Hall, 303 Main Street, Highland Falls, NY 10928.**